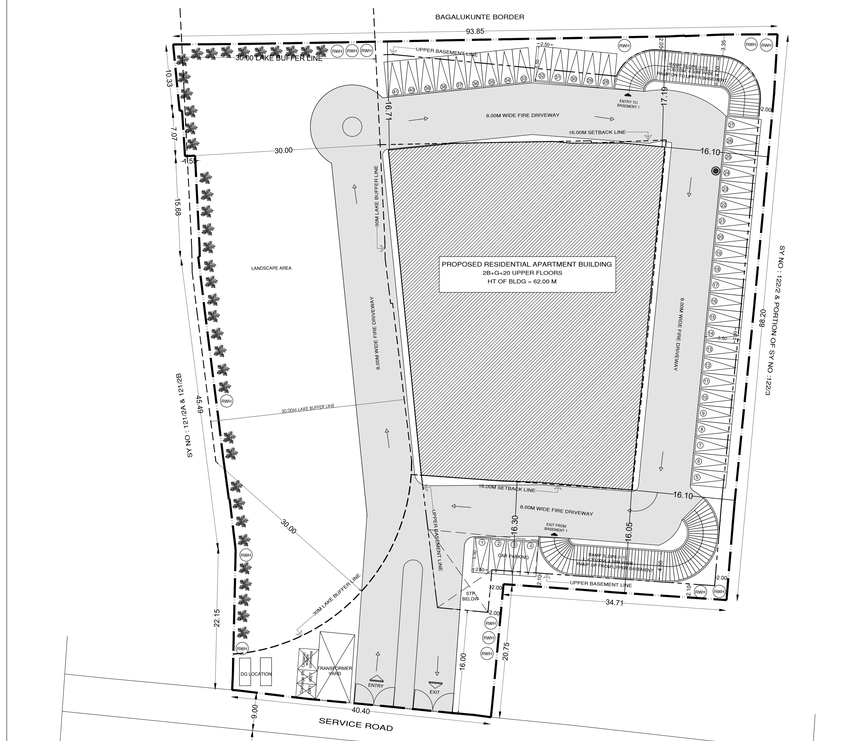
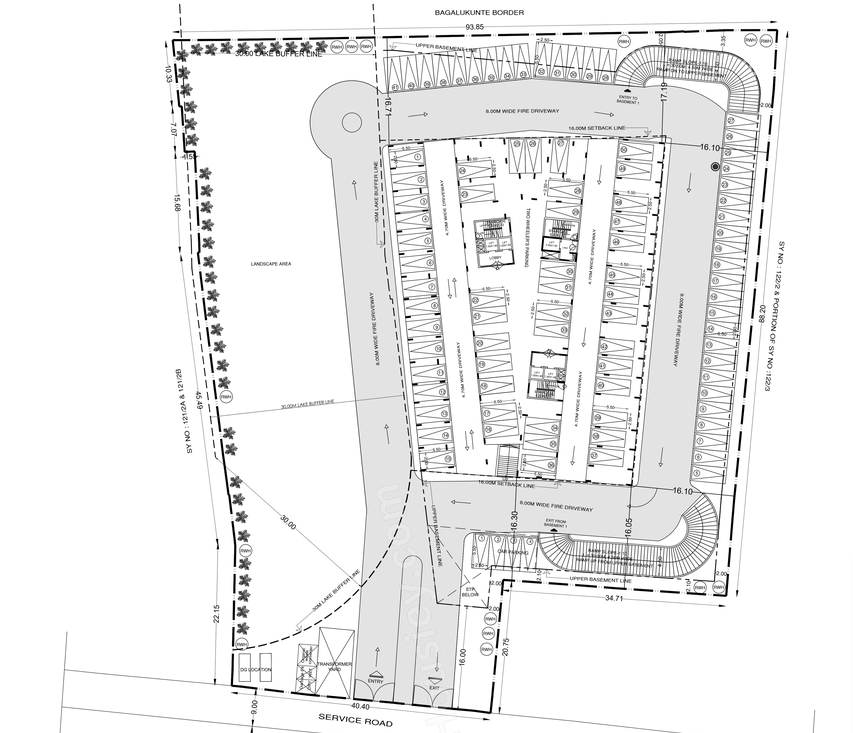


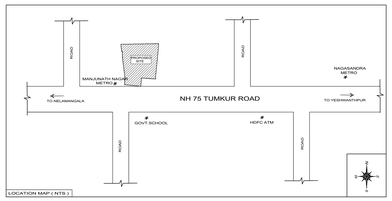
SITE PLAN



GROUND FLOOR PLAN

NO OF CARS IN GROUND:-50 NO'S

NO OF CARS IN SURFACE:-41 NO'S



Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 2647 , DODDABIDARAKALLU VILLAGE, YESHWANTHAPURA HOBLI, BangaloRe.
a).Consist of 2Basement + 1Ground + 20 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.TDR/ FL area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained fr for
the site above 371.5pm.
6.The owner/ developer/ promoter of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building .
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided .
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction .
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility
areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C.(E&A D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32.
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing for rectification
and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.8) under sub section 5=6 (a to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having adequate capacity interconnected as per BWSSB norms.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the
building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per bide 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws a€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and
that the construction activities shall stop before 10:00 PM and shall not resume the
work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for hydrostatic pressure, water table and other environmental factors. Special design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-law.
30.The Owner
/ Association of the high-rise building shall conduct two mock â€" Drills in the building
, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated: 25-04-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner revoke building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence .

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold BBMP harmless for such damages or loss of life or injury or permanent disability.
Special Condition as per Karnataka Government Order No. UDD 131 MNH 2012 Bengaluru dated 17-04-2013 (Housedog) Hoodina Letter No. LD/HOUS/132/13, dated: 21-04-2013) :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.I at any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.18
		VERSION DATE: 08/05/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/2146/23/23-24		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Commercial (MutationConvlsn)
Proposal Type: Building Permission		Plot/Sub Plot No.: 2647
Nature of Sanction: NEW		City Survey No.: 122/3
Location: RING-II		Khata No.: (As per Khata Extract): 2647
Building Line Specified as per Z.R: NA		Locality / Street of the property: DODDABIDARAKALLU VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE
Zone: Rajarajeshwaranagar		
Ward: Ward-040		
Planning District: 305-Mallati		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8093.53
NET AREA OF PLOT	(A-Deductions)	8093.53
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4046.76
Proposed Coverage Area (24.15 %)		1954.26
Achieved Net coverage area (24.15 %)		1954.26
Balance coverage area left (25.85 %)		2092.50
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		26303.97
Additional F.A.R within Ring I and II (for arterial/ring road)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.25)		26303.97
Residential FAR (100.00%)		26284.46
Proposed FAR Area		26284.46
Achieved Net FAR Area (3.25)		26284.46
Balance FAR Area (0.00)		19.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		38036.68
Substructure Area Add in BUA (Layout Lvl)		35.00
Achieved BuiltUp Area		38071.68

Approval Date :

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	237	-
	Total :		-	-	-	-	237	304

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	237	3358.75	304	4180.00
Visitor's Car Parking	24	330.00	0	0.00
Total Car	261	3688.75	304	4180.00
Two/Wheeler	-	330.00	0	0.00
Other Parking	-	-	-	6276.75
Total		3918.75		10456.75

Block Name	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	1	98.38	5.75	60.63	42.12	13.07	4.84	0.00	0.00	0.00	0.00	0.00	0.00	00	00	0.00
Twentieth Floor	1	1574.75	248.87	1326.08	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1298.07	1298.07	11	0.00
Nineteenth Floor	1	1628.28	248.87	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1310.08	1310.08	12	0.00
Eighteenth Floor	1	1645.66	248.87	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1327.48	1327.48	12	0.00
Seventeenth Floor	1	1628.28	248.87	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1310.08	1310.08	12	0.00
Sixteenth Floor	1	1645.66	248.87	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1327.48	1327.48	12	0.00
Fifteenth Floor	1	1628.28	248.87	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1310.08	1310.08	12	0.00
Fourteenth Floor	1	1645.66	248.87	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1327.48	1327.48	12	0.00
Thirteenth Floor	1	1628.28	248.87	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1310.08	1310.08	12	0.00
Twelth Floor	1	1645.66	248.87	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1327.48	1327.48	12	0.00
Eleventh Floor	1	1628.28	248.87	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1310.08	1310.08	12	0.00
Tenth Floor	1	1645.66	248.87	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1327.48	1327.48	12	0.00
Ninth Floor	1	1628.28	248.87	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1310.08	1310.08	12	0.00
Eighth Floor	1	1645.66	248.87	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1327.48	1327.48	12	0.00
Seventh Floor	1	1628.28	248.87	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1310.08	1310.08	12	0.00
Sixth Floor	1	1645.66	248.87	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1327.48	1327.48	12	0.00
Fifth Floor	1	1628.28	248.87	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1310.08	1310.08	12	0.00
Fourth Floor	1	1645.66	248.87	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1327.48	1327.48	12	0.00
Third Floor	1	1628.28	248.87	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1310.08	1310.08	12	0.00
Second Floor	1	1645.66	248.87	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1327.48	1327.48	12	0.00
First Floor	1	1628.28	248.87	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1310.08	1310.08	12	0.00
Ground Floor	1	1645.66	248.87	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1327.48	1327.48	12	0.00
Upper Basement Floor	1	1362.55	3.30	1359.35	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1289.84	1289.84	10	180.30
Lower Basement Floor	1	1964.27	0.00	1964.27	42.12	18.02	0.00	8.35	0.02	0.00	0.00	0.00	1893.83	0.00	00	00
First Basement Floor	1	4145.63	0.00	4145.63	42.12	18.02	0.00	8.35	0.02	0.00	135.00	3993.00	0.00	00	00	00
Second Basement Floor	1	4201.50	0.00	4201.50	42.12	18.02	0.00	8.35	0.02	0.00	134.99	4005.88	0.00	00	00	00
Total :		42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	0.40	269.99	9849.50	26284.45	26284.45	237	180.30	
Total in No. of Same Blocks	1															
Grand Total :	1	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	0.40	269.99	9849.50	26284.45	26284.45	237	180.30	

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (PROPOSED RESI BLD)	1	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	10.40	269.99	9849.50	26284.45	26284.45	237	183.30	
Grand Total :	1	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	10.40	269.99	9849.50	26284.45	26284.45	237.00	183.30	

Block : A (PROPOSED RESI BLD)

UnitBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FIRST FLOR -01	FLAT	126.35	93.88	2	1
	FIRST FLOR -02	FLAT	135.39	95.88	2	1
	FIRST FLOR -03	FLAT	135.39	95.88	2	1
	FIRST FLOR -04	FLAT	80.05	62.75	1	1
	FIRST FLOR -05	FLAT	85.21	73.43	1	1
	FIRST FLOR -06	FLAT	84.11	71.22	1	1
	FIRST FLOR -07	FLAT	84.11	71.22	1	1
	FIRST FLOR -08	FLAT	84.11	71.22	1	1
	FIRST FLOR -09	FLAT	72.92	62.73	1	1
TYPICAL - 2, 4, 6, 8, 10, 12,14,16,18 FLOOR PLAN	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -01	FLAT	72.92	62.73	1	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -02	FLAT	114.32	107.76	10	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -03	FLAT	114.32	107.76	10	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -04	FLAT	114.32	107.76	10	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -05	FLAT	114.32	107.76	10	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -06	FLAT	72.92	62.60	1	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -07	FLAT	85.21	73.43	1	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -08	FLAT	72.92	62.73	1	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -09	FLAT	72.92	62.73	1	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -10	FLAT	109.97	97.47	10	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -11	FLAT	109.97	97.47	10	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -12	FLAT	109.97	97.47	10	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -13	FLAT	72.92	62.60	1	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -14	FLAT	85.21	73.43	1	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -15	FLAT	72.92	62.73	1	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -16	FLAT	72.92	62.73	1	8
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -17	FLAT	109.97	97.47	10	8
TWENTETH FLOOR PLAN	20TH FLR -01	FLAT	72.92	62.73	1	8
	20TH FLR -02	FLAT	114.32	107.76	10	11
	20TH FLR -03	FLAT	114.32	107.76	10	11
	20TH FLR -04	FLAT	114.32	107.76	10	11
	20TH FLR -05	FLAT	114.32	107.76	10	11
	20TH FLR -06	FLAT	85.21	73.43	1	11
	20TH FLR -07	FLAT	84.11	71.22	1	11
	20TH FLR -08	FLAT	84.11	71.22	1	11
	20TH FLR -09	FLAT	84.11	71.22	1	11
	20TH FLR - 10	FLAT	72.92	62.73	1	11
	20TH FLR -11	FLAT	72.92	62.73	1	11
Total :			3462.79	1880.73	202	237

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.75	2.10	807
A (PROPOSED RESI BLD)	D1	0.90	2.10	908
A (PROPOSED RESI BLD)	MD	1.10	2.10	237
A (PROPOSED RESI BLD)	MD	1.20	2.10	01

SCHEDULE OF JOINERY:

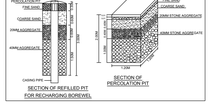
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	1.00	1.20	502
A (PROPOSED RESI BLD)	W4	1.62	1.80	397
A (PROPOSED RESI BLD)	OW	1.75	2.10	58
A (PROPOSED RESI BLD)	SD2	1.95	2.10	58
A (PROPOSED RESI BLD)	W1	2.10	1.80	373
A (PROPOSED RESI BLD)	SD1	2.10	2.10	79
A (PROPOSED RESI BLD)	SD1	2.40	2.10	100
A (PROPOSED RESI BLD)	SD	2.40	2.10	79
A (PROPOSED RESI BLD)	W	3.00	2.10	01
A (PROPOSED RESI BLD)	GW1	3.00	2.10	02
A (PROPOSED RESI BLD)	GW3	6.50	2.10	01
A (PROPOSED RESI BLD)	GW	8.60	2.10	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 4, 6, 8, 10,12,14,16,18 FLOOR PLAN	1.23 X 4.85 X 4 X 9	213.84	213.84
TYPICAL - 3, 5, 7, 9, 11, 13, 15,17,19 FLOOR PLAN	1.23 X 1.30 X 4 X 9	57.24	57.24
TWENTETH FLOOR PLAN	1.23 X 4.85 X 4 X 1	23.76	23.76
Total :			294.84

Plot	0.00	-----------	Area
Coverage :	0.00	---	1954.26

DETAILS OF RAIN WATER HARVESTING STRUCTURES



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
PAVAN CHAND NAHAR & RAMESH CHAND NAHAR 35 OLD 170 6TH CROSS RATNA MANSION GHANDI NAGAR BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MUTHU NAYAKA CHENDURU VILLAGE CHENDURU POST CHIKKABALLAPUR BCC/BL-3-SE-069323-24

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO : 2647, SY. NO. 122/3, DODDABIDARAKALLU VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE

DRAWING TITLE : GROUND FLOOR PLAN & SITE PLAN

SHEET NO : 1

SCALE : 1:250

SANCTIONING AUTHORITY :

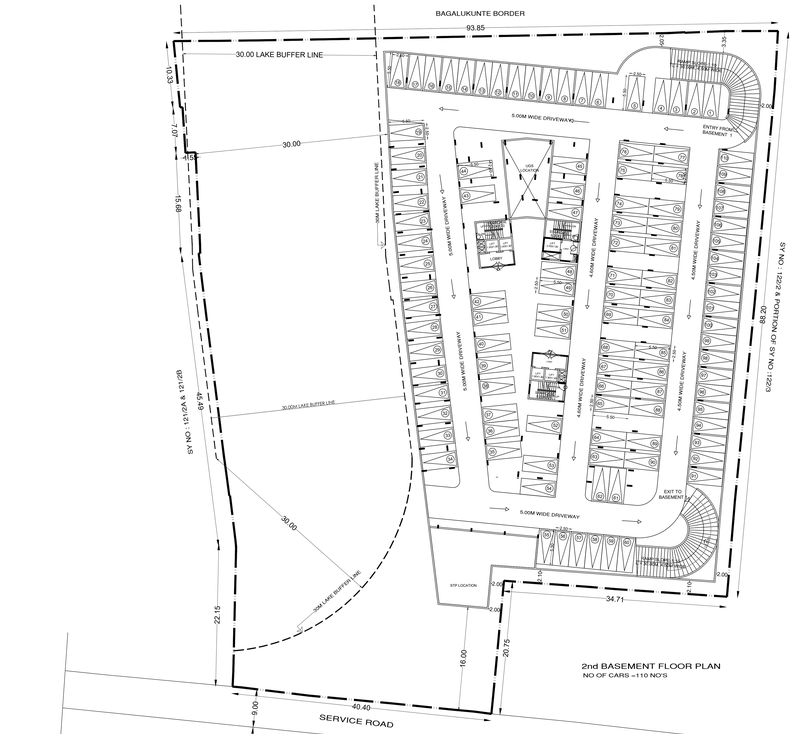
ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR | ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

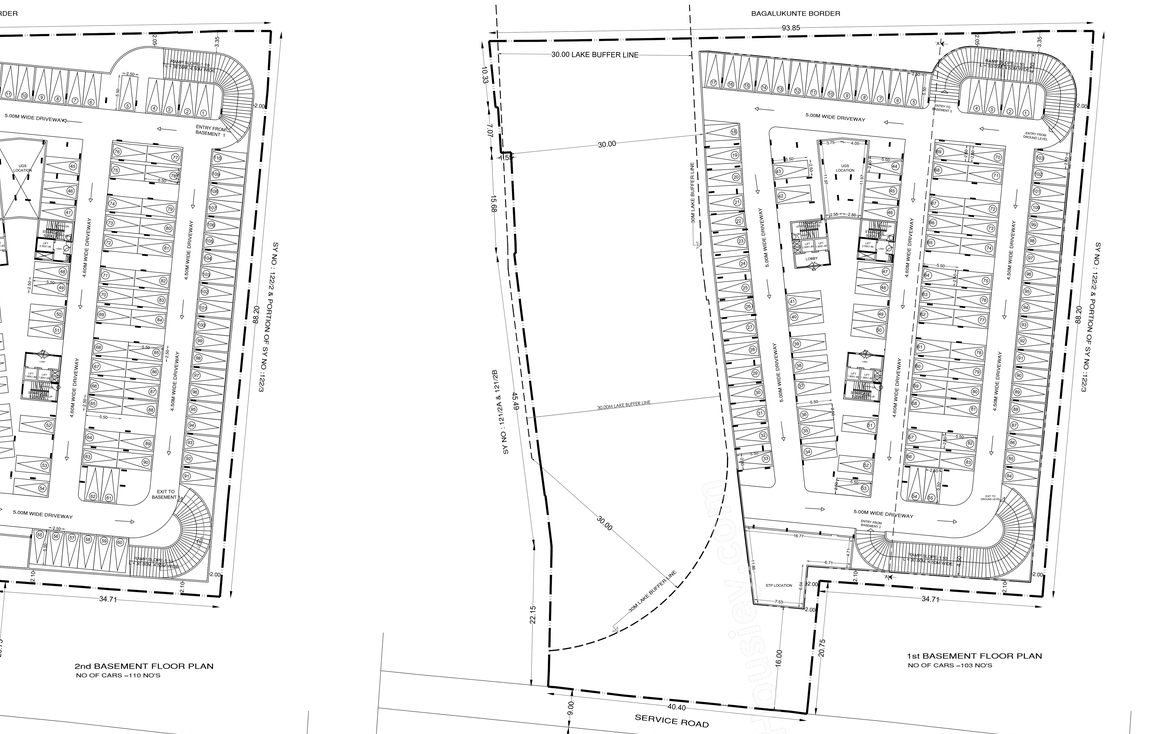
DECLARED ADMINISTRATIVE DISTRICT
Yelahanka New Town, Bengaluru-560064
Phone: 080-28561111
Email: ro-yelahanka@bbmp.gov.in
Website: https://bbmpeaasthi.karnataka.gov.in
Office of the Additional Commissioner - Town Planning
HO – SOUTH

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (900.00 x 1600.00MM)



2nd BASEMENT FLOOR PLAN
NO OF CARS = 110 NO'S



1st BASEMENT FLOOR PLAN
NO OF CARS = 103 NO'S

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 2647 , DODDABIDARAKALLU VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE, Bangalore.
a).Consist of 2Basement + 1Ground + 20 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.15/08.D.'s are reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained by
the site above 371.5pm.
6.The work of construction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building .
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided .
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction .
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facilities
areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C.(I&A.D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing for the violation
and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.8) under sub section 5=6 (a to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having adequate capacity as per the requirements of BWSSB.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the
building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per bbmp 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws a€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and
that the construction activities shall stop before 10:00 PM and shall not resume the
work earlier than 7:00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for hydrostatic pressure, water table, and other environmental hazards, and shall provide safe design for safety and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner
/ Association of the high-rise building shall conduct two mock â€" trials in the building
, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Bangalore Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated: 25-04-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner develop building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License .

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold BBMP harmless for such damages or loss of life or injury or permanent disability.
Special Condition as per Karnataka Government Order Commencement of Kaneshuma vide ACCENDUM (Housekeep Hoodike) Letter No. LD/HOU/ET/120/13, Dated: 21-04-2015 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.18
		VERSION DATE: 08/05/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/2146/23/23-24		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Commercial (MutationCorridor)
Proposal Type: Building Permission		Plot/Sub Plot No.: 2647
Nature of Sanction: NEW		City Survey No.: 122/3
Location: RING-II		Khata No.: (As per Khata Extract): 2647
Building Line Specified as per Z.R: NA		Locality / Street of the property: DODDABIDARAKALLU VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE.
Zone: Rajarajeshwaranagar		
Ward: Ward-040		
Planning District: 303-Mallati		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8093.53
NET AREA OF PLOT	(A-Deductions)	8093.53
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4046.76
Proposed Coverage Area (24.15 %)		1954.26
Achieved Net coverage area (24.15 %)		1954.26
Balance coverage area left (25.85 %)		2092.50
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		26303.97
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.25)		26303.97
Residential FAR (100.00%)		26284.46
Proposed FAR Area		26284.46
Achieved Net FAR Area (3.25)		26284.46
Balance FAR Area (0.00)		19.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		38036.68
Substructure Area Add in BUA (Layout Lvl)		35.00
Achieved BuiltUp Area		38071.68

Approval Date :

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	237	-
	Total :		-	-	-	-	237	304

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	237	3258.75	304	4180.00
Visitor's Car Parking	24	330.00	0	0.00
Total Car	261	3588.75	304	4180.00
Two/Wheeler	-	330.00	0	0.00
Other Parking	-	--	--	6276.75
Total		3918.75		10456.75

FAR &Tenement Details

Block	No. of Same Blds	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)									Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.					
A (PROPOSED RESI BLD)	1	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	10.40	269.99	9849.50	26284.45	26284.45	237	183.30
Grand Total:	1	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	10.40	269.99	9849.50	26284.45	26284.45	237.00	183.30

Block A (PROPOSED RESI BLD)

Name	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
Terrace Floor	98.38	5.75	80.63	42.12	13.07	4.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Twentieth Floor	1574.75	248.67	1326.08	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1206.07	1206.07	11	0.00	0.00	0.00
Nineteenth Floor	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00	0.00
Eighteenth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00	0.00	0.00
Seventeenth Floor	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00	0.00
Sixteenth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00	0.00	0.00
Fifteenth Floor	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00	0.00
Fourteenth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00	0.00	0.00
Thirteenth Floor	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00	0.00
Twelth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00	0.00	0.00
Eleventh Floor	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00	0.00
Tenth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00	0.00	0.00
Ninth Floor	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00	0.00
Eighth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00	0.00	0.00
Seventh Floor	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00	0.00
Sixth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00	0.00	0.00
Fifth Floor	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00	0.00
Fourth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00	0.00	0.00
Third Floor	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00	0.00
Second Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00	0.00	0.00
First Floor	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00	0.00
Ground Floor	1362.55	3.30	1359.35	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1289.84	1289.84	10	180.30	0.00	0.00
Basement First Floor	1664.27	0.00	1664.27	42.12	18.02	0.00	0.00	0.00	0.00	0.00	1593.63	0.00	0.00	00	00	0.00
Basement Second Floor	4145.63	0.00	4145.63	42.12	18.02	0.00	0.00	0.00	135.00	3900.00	0.00	0.00	00	00	00	0.00
Total:	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	10.40	269.99	9849.50	26284.45	26284.45	237	183.30		
Total Number of Same Blocks	1															
Total:	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	10.40	269.99	9849.50	26284.45	26284.45	237	183.30		

UnitBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FIRST FLR -01	FLAT	126.35	93.88	2	10
	FIRST FLR -02	FLAT	135.39	95.88	2	
	FIRST FLR -03	FLAT	82.61	73.43	2	
	FIRST FLR -04	FLAT	80.05	62.78	2	
	FIRST FLR -05	FLAT	85.21	73.43	2	
	FIRST FLR -06	FLAT	84.11	71.22	2	
	FIRST FLR -07	FLAT	84.11	71.22	2	
	FIRST FLR -08	FLAT	84.11	71.22	2	
	FIRST FLR -09	FLAT	73.92	62.71	2	
TYPICAL - 2, 4, 5, 6, 8, 9, 12,14,16,18 FLOOR PLAN	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -01	FLAT	72.50	62.73	2	108
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -02	FLAT	114.32	107.76	10	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -03	FLAT	114.32	107.76	10	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -04	FLAT	114.32	107.76	10	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -05	FLAT	114.32	107.76	10	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -06	FLAT	72.50	62.83	2	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -07	FLAT	85.21	73.43	2	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -08	FLAT	83.05	70.16	2	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -09	FLAT	84.11	71.22	2	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -10	FLAT	109.97	97.47	10	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -11	FLAT	109.97	97.47	10	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -12	FLAT	109.97	97.47	10	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -13	FLAT	72.50	62.83	2	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -14	FLAT	85.21	73.43	2	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -15	FLAT	72.50	62.73	2	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -16	FLAT	72.50	62.73	2	
	2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH FLR -17	FLAT	109.97	97.47	10	
TWENTIETH FLOOR PLAN	20TH FLR -01	FLAT	72.50	62.73	2	11
	20TH FLR -02	FLAT	114.32	107.76	10	
	20TH FLR -03	FLAT	114.32	107.76	10	
	20TH FLR -04	FLAT	114.32	107.76	10	
	20TH FLR -05	FLAT	114.32	107.76	10	
	20TH FLR -06	FLAT	85.21	73.43	2	
	20TH FLR -07	FLAT	85.21	73.43	2	
	20TH FLR -08	FLAT	84.11	71.22	2	
	20TH FLR -09	FLAT	84.11	71.22	2	
	20TH FLR -10	FLAT	83.05	70.16	2	
	20TH FLR -11	FLAT	72.50	62.73	2	
Total:			2482.79	1880.73	202	227

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.75	2.10	807
A (PROPOSED RESI BLD)	D1	0.90	2.10	908
A (PROPOSED RESI BLD)	MD	1.10	2.10	237
A (PROPOSED RESI BLD)	MD	1.20	2.10	01

SCHEDULE OF VENTILATOR :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	1.00	1.20	502
A (PROPOSED RESI BLD)	W4	1.62	1.80	397
A (PROPOSED RESI BLD)	OW	1.75	2.10	58
A (PROPOSED RESI BLD)	D22	1.95	2.10	58
A (PROPOSED RESI BLD)	W1	2.10	1.80	373
A (PROPOSED RESI BLD)	SD1	2.10	2.10	79
A (PROPOSED RESI BLD)	SD1	2.40	2.10	100
A (PROPOSED RESI BLD)	SD	2.40	2.10	79
A (PROPOSED RESI BLD)	W	3.00	2.10	01
A (PROPOSED RESI BLD)	GW1	3.00	2.10	02
A (PROPOSED RESI BLD)	GW3	6.50	2.10	01
A (PROPOSED RESI BLD)	GW	8.60	2.10	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2,4,5,6,8, 9,12,14,16,18 FLOOR PLAN	1.23 X 4.85 X 4 X 9	213.84	213.84
TYPICAL - 3, 7, 10, 11, 13, 15,19,20 FLOOR PLAN	1.23 X 1.30 X 4 X 9	57.24	57.24
TWENTIETH FLOOR PLAN	1.23 X 4.85 X 4 X 1	23.76	23.76
Total :			294.84

Plot	0.00	----------	Area
Coverage :	0.00	--	1954.26

SCALE : 1:250

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
PAVAN CHAND NAHAR & RAMESH CHAND NAHAR 35 OLD 170 6TH CROSS RATNA MANSION GHANDI NAGAR BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MUTHU NAYAKA CHENDURU VILLAGE CHENDURU POST CHIKKABALLAPUR BCC/BL-3.6E-009323-24

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO : 2647, SY. NO. 122/3, DODDABIDARAKALLU VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE

DRAWING TITLE : 1ST & 2ND BASEMENT FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

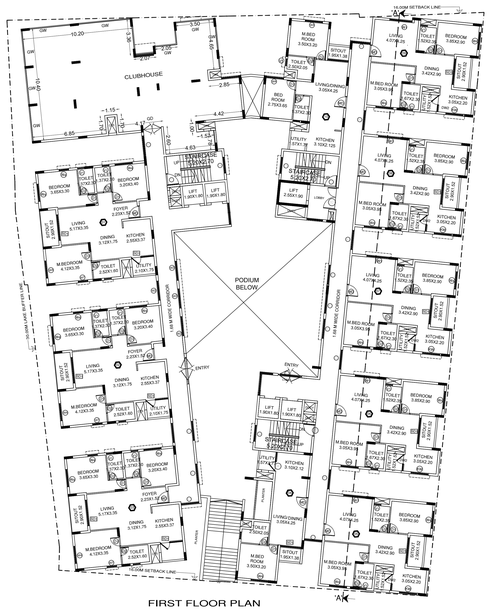
ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

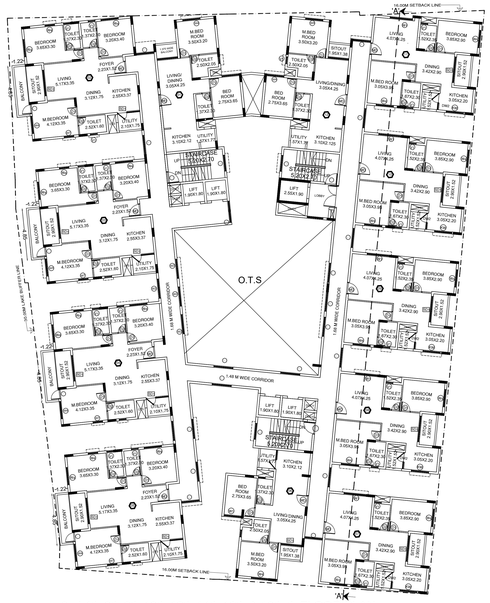
HO – SOUTH

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

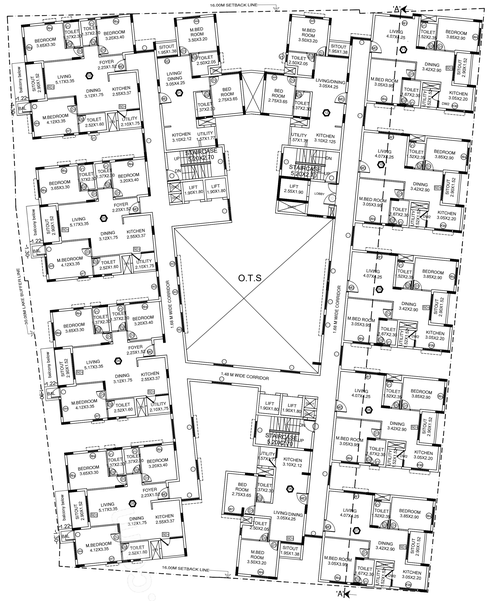
UserDefinedMetric (900.00 x 1600.00MM)



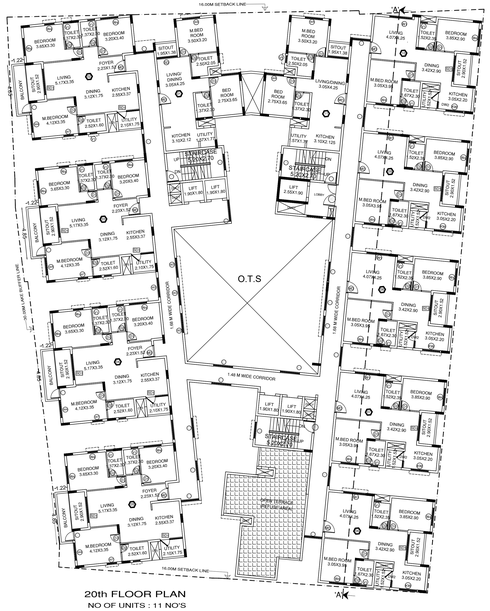
FIRST FLOOR PLAN
NO OF UNITS : 10NO'S



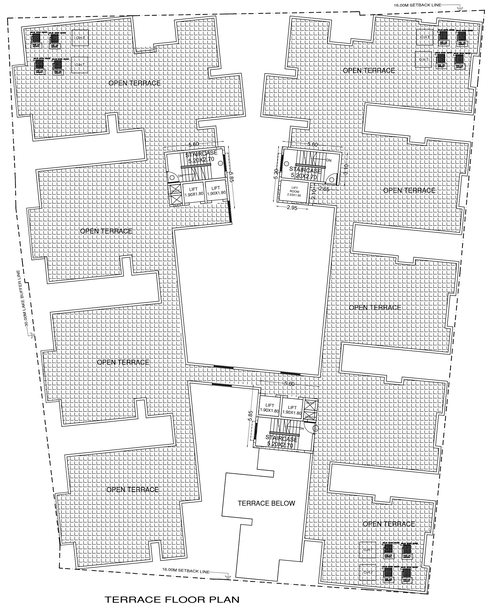
2nd,4th,6th,8th,10th,12th,14th,16th & 18th th FLOOR PLAN
NO OF UNITS : 12X09=108 NO'S



3rd,5th,7th,9th,11th,13th,15th,17th &19th FLOOR PLAN
NO OF UNITS : 12X09=108NO'S



20th FLOOR PLAN
NO OF UNITS : 11 NO'S



TERRACE FLOOR PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 2647
. DODDABIDARAKALLU VILLAGE, YESHWANTHPURA HOBLI, BANGALORE, Bangalore.
a) Consist of 2Basement + 1Ground + 20 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.10/06.D. area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained by
the site above 371.5pm.
6.The occupancy/completion of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building .
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided .
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction .
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility
areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. Eleb.D(code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
.
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in
& around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing for the contravention
and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule XVI of Bye-law No. 3.6(under sub section 5-6 (a to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times in order to conserve water and mitigate the effects of drought.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the
building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per bible 17 of Bye-law No. 29 for the building .
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws a€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and
that the construction activities shall stop before 10.00 PM and shall not resume the
work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for the hydrostatic pressure that will be encountered during heavy rains and floods based on proper design and super structure for the safety of the structure as well as neighbourhood by preparing public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-laws.
30.The Owner
/ Association of the high-rise building shall conduct two mock a€" Drills in the building
, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Bangalore Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-06-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part Forest in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner proposes building construction against the sanctioned plan the action will be initiated according to BBMP Act a€" 2020.

39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence

40.The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold BBMP harmless for any damages or loss of life or injury or permanent disability.
Special Condition as per Letter No. UD/281/MNY/2017, Government of Karnataka vide ACCENDUM (Housekeep) Hoodekal Letter No. UD/281/ETI/2013, Dated: 21-04-2015 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the
construction site with the "Karnataka Building and Other Construction workers Welfare
Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.I any point of time his Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18	
	VERSION DATE: 06/06/2024	
PROJECT DETAIL		
Authority: BBMP	Plot Use: Residential	
Project No: PR/2146/23/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2647	
Nature of Sanction: NEW	City Survey No.: 1223	
Location: RMU-II	Khata No.: (As per Khata Extract): 2647	
Building Line Specified as per Z.R: NA	Locality / Street of the property: DODDABIDARAKALLU VILLAGE, YESHWANTHPURA HOBLI, BANGALORE.	
Zone: Rajarajeshwaranagar		
Ward: Ward-040		
Planning District: 303-Mallati		
AREA DETAILS		SQ.MT
AREA OF PLOT (Minimum)	(A)	8093.53
NET AREA OF PLOT	(A-Deductions)	8093.53
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4046.76
Proposed Coverage Area (24.15 %)		1954.26
Achieved Net coverage area (24.15 %)		1954.26
Balance coverage area left (25.85 %)		2092.50
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		26303.97
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (30% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.25)		26303.97
Residential FAR (100.00%)		26284.46
Proposed FAR Area		26284.46
Achieved Net FAR Area (3.25)		26284.46
Balance FAR Area (0.00)		19.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		38036.68
Substructure Area Add in BUA (Layout Lvl)		31.00
Achieved BuiltUp Area		38067.68

Approval Date :

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	237	-
	Total :		-	-	-	-	237	304

Parking Check (Table 7b)

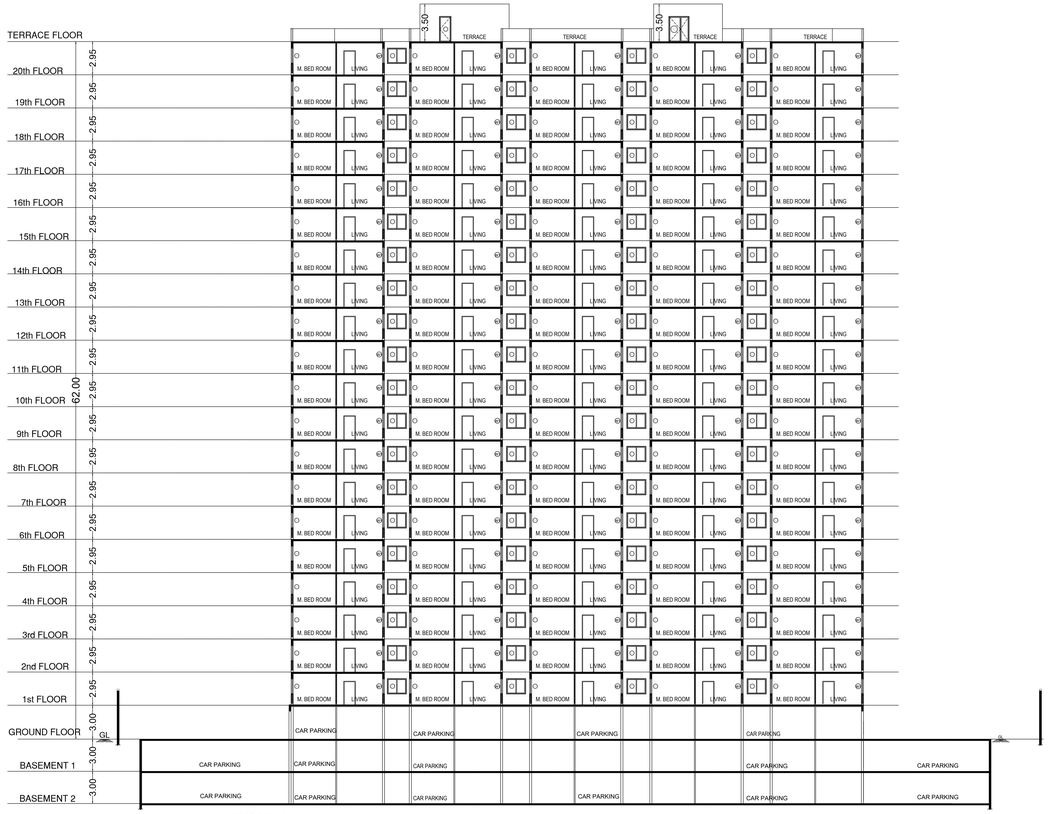
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	237	3358.75	304	4180.00
Visitor's Car Parking	24	330.00	0	0.00
Total Car	261	3688.75	304	4180.00
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	6276.75
Total		3918.75		10456.75

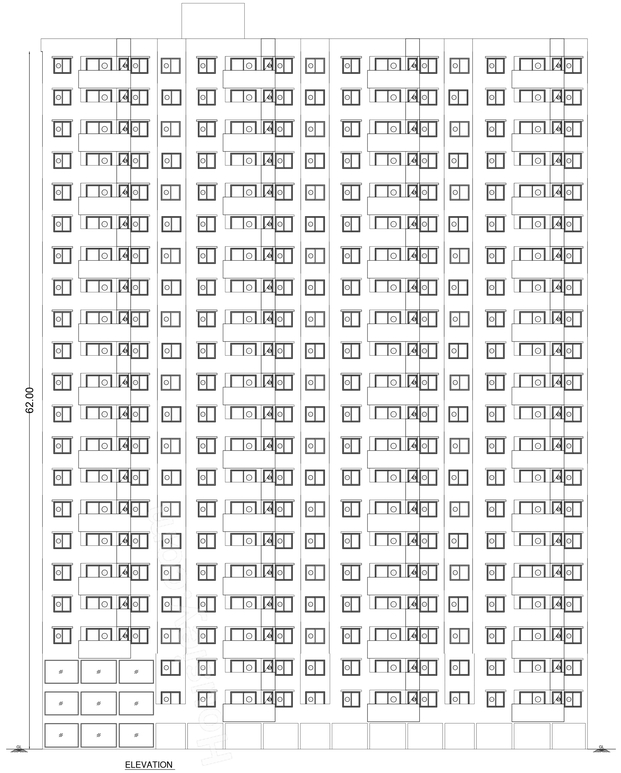
FAR &Tenement Details

Block	No. of Same Blds	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)									Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area otherthan Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.					
A (PROPOSED RESI BLD)	1	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	10.40	269.99	5849.50	26284.45	26284.45	237	183.30
Grand Total:	1	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	10.40	269.99	5849.50	26284.45	26284.45	237.00	183.30

Block :A (PROPOSED RESI BLD)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)									Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area otherthan Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.					
Terrace Floor	98.38	3.75	80.63	42.12	13.07	4.84	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00			
Typical Floor, Name=4th	1574.75	248.67	1326.08	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1298.07	1298.07	11	0.00			
Typical Floor, Name=6th	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00			
Typical Floor, Name=8th	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00			
Typical Floor, Name=10th	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00			
Typical Floor, Name=12th	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00			
Typical Floor, Name=14th	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00			
Typical Floor, Name=16th	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00			
Typical Floor, Name=18th	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00			
Typical Floor, Name=2nd	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12	0.00			
Typical Floor, Name=20th	1628.28	248.67	1379.61	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00			
Typical Floor, Name=4th	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.46	1327.46	12





Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 26/47
. DODDABIDARAKALLU VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE, Bangalore.
a).Consist of 2Basement + 1Ground + 20 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.15/65 ECS area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained fr
the site above 371.5cm.
6.The work for construction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building .
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided .
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction .
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facilities
areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. EMA.D(code specifying 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32.
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing for the violation
and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IIE IV (Bye-law No. 3.8) under sub section 5=6 (a) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having adequate capacity as per prevailing Bye-laws.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the
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22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per bible 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws a€" 31) of Building bye-laws 2003 and Government orders from time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and
that the construction activities shall stop before 10:00 PM and shall not resume the
work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for hydrostatic pressure, water table and other environmental hazards during and after construction and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner
/ Association of the high-rise building shall conduct two mock â€" Drills in the building
, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note :
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part Achieved in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner develop building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold BBMP harmless for such damages or loss of life or injury or permanent disability.
Special Condition as per Letter No. CGO/Misc/Court Cases/Court of Kamataka vide ACCENDUM (Knowledge Hoodle) Letter No. LD2/EST/120/13, Dated: 21-04-2015 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18	
	VERSION DATE: 08/05/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/240929/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 26/47	
Nature of Sanction: NEW	City Survey No.: 1223	
Location: RING-II	Khata No. (As per Khata Extract): 26/47	
Building Line Specified as per Z.R: NA	Locality / Street of the property: DODDABIDARAKALLU VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE.	
Zone: Rajarajeshwaranagar		
Ward: Ward-040		
Planning District: 303-Mallati		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8093.53
NET AREA OF PLOT	(A-Deductions)	8093.53
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4046.76
Proposed Coverage Area (24.15 %)		1954.26
Achieved net coverage area (24.15 %)		1954.26
Balance coverage area left (25.85 %)		2092.50
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		26303.97
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.25)		26303.97
Residential FAR (100.00%)		26284.46
Proposed FAR Area		26284.46
Achieved Net FAR Area (3.25)		26284.46
Balance FAR Area (0.00)		19.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		38036.68
Substructure Area Add in BUA (Layout Lvl)		35.00
Achieved BuiltUp Area		38071.68

Approval Date :

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	237	-
	Total :		-	-	-	-	237	304

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	237	3258.75	304	4180.00
Visitor's Car Parking	24	330.00	0	0.00
Total Car	261	3588.75	304	4180.00
Two/Wheeler	-	330.00	0	0.00
Other Parking	-	-	-	6276.75
Total		3918.75		10456.75

FAR &Tenement Details

Block	No. of Same Blds	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (PROPOSED RESI BLD)	1	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	10.40	269.99	9849.50	26284.45	26284.45	237	183.30
Grand Total:	1	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	10.40	269.99	9849.50	26284.45	26284.45	237.00	183.30

Block A (PROPOSED RESI BLD)

Floor Name	Gross Builup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	98.38	5.75	80.63	42.12	13.67	4.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1574.75	248.67	1326.08	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1258.07	1258.07	11	0.00	0.00
Nineteenth Floor	1628.28	248.67	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00
Eighteenth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.48	1327.48	12	0.00	0.00
Seventeenth Floor	1628.28	248.67	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00
Sixteenth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.48	1327.48	12	0.00	0.00
Fifteenth Floor	1628.28	248.67	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00
Fourteenth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.48	1327.48	12	0.00	0.00
Thirteenth Floor	1628.28	248.67	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00
Twelfth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.48	1327.48	12	0.00	0.00
Eleventh Floor	1628.28	248.67	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00
Tenth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.48	1327.48	12	0.00	0.00
Ninth Floor	1628.28	248.67	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00
Eighth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.48	1327.48	12	0.00	0.00
Seventh Floor	1628.28	248.67	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00
Sixth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.48	1327.48	12	0.00	0.00
Fifth Floor	1628.28	248.67	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00
Fourth Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.48	1327.48	12	0.00	0.00
Third Floor	1628.28	248.67	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00
Second Floor	1645.66	248.67	1396.99	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1327.48	1327.48	12	0.00	0.00
First Floor	1628.28	248.67	1379.59	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1310.08	1310.08	12	0.00	0.00
Ground Floor	1662.02	3.30	1658.72	42.12	18.02	0.00	8.35	0.02	0.00	0.00	1289.84	1289.84	10	183.30	0.00
Basement First Floor	1964.27	0.00	1964.27	42.12	18.02	0.00	0.00	0.00	0.00	0.00	1893.63	0.00	00	00	0.00
Basement Second Floor	4145.63	0.00	4145.63	42.12	18.02	0.00	0.00	0.00	135.00	3993.00	0.00	0.00	00	00	0.00
Total:	42770.36	4733.68	38036.68	1010.88	439.63	4.84	167.00	10.40	269.99	9849.50	26284.45	26284.45	237	183.30	
Total Number of Same Blocks	1														

UnitBUA Table for Block A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
TYPICAL - 2 A 5 B, 6 B FLOOR PLAN	FIRST FLR -01	FLAT	126.35	95.88	2	10	108
	FIRST FLR -02	FLAT	126.35	95.88	2		
	FIRST FLR -03	FLAT	80.05	62.70	1		
	FIRST FLR -04	FLAT	80.05	62.70	1		
	FIRST FLR -05	FLAT	85.21	73.43	2		
	FIRST FLR -06	FLAT	84.11	71.22	2		
	FIRST FLR -07	FLAT	84.11	71.22	2		
	FIRST FLR -08	FLAT	84.11	71.22	2		
	FIRST FLR -09	FLAT	72.92	62.73	2		
TYPICAL - 2 A 5 B, 6 B FLOOR PLAN	4TH FLR -01	FLAT	72.92	62.73	2	8	
	4TH FLR -02	FLAT	114.32	107.76	10		
	4TH FLR -03	FLAT	114.32	107.76	10		
	4TH FLR -04	FLAT	114.32	107.76	10		
	4TH FLR -05	FLAT	114.32	107.76	10		
	4TH FLR -06	FLAT	72.92	62.83	2		
	4TH FLR -07	FLAT	85.21	73.43	2		
	4TH FLR -08	FLAT	83.05	70.16	2		
	4TH FLR -09	FLAT	84.11	71.22	2		
TWENTIETH FLOOR PLAN	20TH FLR -01	FLAT	72.92	62.73	2	11	237
	20TH FLR -02	FLAT	114.32	107.76	10		
	20TH FLR -03	FLAT	114.32	107.76	10		
	20TH FLR -04	FLAT	114.32	107.76	10		
	20TH FLR -05	FLAT	114.32	107.76	10		
	20TH FLR -06	FLAT	85.21	73.43	2		
	20TH FLR -07	FLAT	84.11	71.22	2		
	20TH FLR -08	FLAT	84.11	71.22	2		
	20TH FLR -09	FLAT	83.05	70.16	2		
	20TH FLR -11	FLAT	72.92	62.73	2		
Total:			2482.79	1880.73	262	237	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.75	2.10	807
A (PROPOSED RESI BLD)	D1	0.90	2.10	908
A (PROPOSED RESI BLD)	MD	1.10	2.10	237
A (PROPOSED RESI BLD)	MD	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	1.00	1.20	502
A (PROPOSED RESI BLD)	W4	1.62	1.80	397
A (PROPOSED RESI BLD)	OW	1.75	2.10	58
A (PROPOSED RESI BLD)	SD2	1.95	2.10	58
A (PROPOSED RESI BLD)	W1	2.10	1.80	373
A (PROPOSED RESI BLD)	SD1	2.10	2.10	79
A (PROPOSED RESI BLD)	SD1	2.40	2.10	100
A (PROPOSED RESI BLD)	SD	2.40	2.10	79
A (PROPOSED RESI BLD)	W	3.00	2.10	01
A (PROPOSED RESI BLD)	GW1	3.00	2.10	02
A (PROPOSED RESI BLD)	GW3	6.50	2.10	01
A (PROPOSED RESI BLD)	GW	8.60	2.10	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2 A 5 B, 6 B, 10 12,14,16,18 FLOOR PLAN	1.23 X 4.85 X 4 X 5	213.84	213.84
TYPICAL - 5, 7, 9, 11, 13, 15,17& 19 FLOOR PLAN	1.23 X 1.30 X 4 X 5	57.24	57.24
TWENTIETH FLOOR PLAN	1.23 X 4.85 X 4 X 1	23.76	23.76
Total:		294.84	294.84

Plot	0.00		Area
Coverage	0.00	-.--	1954.26

SCALE : 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
PAVAN CHAND NAHAR & RAMESH CHAND NAHAR 35 OLD 170 6TH CROSS RATNA MANSION GHANDI NAGAR BANGALORE

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
MUTHU NAYAKA CHENDURU VILLAGE CHENDURU POST CHIKKABALLAPUR BCC/BL-3-SE-069323-24

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO : 2647, SY. NO. 1223, DODDABIDARAKALLU VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE

DRAWING TITLE : ELEVATION & SECTION

SHEET NO : 4

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING (WEST)

ASSISTANT DIRECTOR

DEPUTY DIRECTOR

JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

DECLARED BY THE AUTHORITY PATTA CHITHRA HOBLI
Date: 2024.08.05 15:47:16 IST
Place: BANGALORE
Organisation: BANGALORE DEVELOPMENT AUTHORITY
Unit: Town Planning
DN: c=IN, o=Bangalore Development Authority, ou=Town Planning, cn=DECLARED BY THE AUTHORITY PATTA CHITHRA HOBLI, e=mutharaju.bda@gmail.com

HO – SOUTH

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (900.00 x 1600.00MM)